

STATEMENT 1
NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
FY 2023 ADOPTED BUDGET - GENERAL FUND (O&M)

	FY 2022	FY 2023	VARIANCE
	ADOPTED	ADOPTED	2022-2023
I. REVENUE			
GENERAL FUND REVENUE /(a)	\$ 592,792	\$ 895,452	\$ 302,661
INTEREST			-
TOTAL REVENUE	592,792	895,452	302,661
II. EXPENDITURES			
GENERAL ADMINISTRATIVE			-
SUPERVISORS COMPENSATION (3 Supervisors-8 Meetings)	6,400	4,800	(1,600)
PAYROLL TAXES	490	367	(122)
PAYROLL PROCESSING	440	490	50
MANAGEMENT CONSULTING SERVICES	21,000	23,000	2,000
CONSTRUCTION ACCOUNTING SERVICES	9,000	4,500	(4,500)
PLANNING, COORDINATING & CONTRACT SERVICES	48,000	48,000	-
ADMINISTRATIVE SERVICES	3,600	3,600	-
BANK FEES	300	300	-
AUDITING SERVICES	3,000	3,200	200
TRAVEL PER DIEM	-	250	250
INSURANCE	5,500	5,822	322
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	4,000	1,500	(2,500)
ENGINEERING SERVICES	5,500	5,500	-
LEGAL SERVICES	5,500	7,500	2,000
WEBSITE HOSTING	1,650	2,015	365
ADMINISTRATIVE CONTINGENCY	-	500	500
TOTAL GENERAL ADMINISTRATIVE	114,555	111,519	(3,035)
DEBT ADMINISTRATION:			-
DISSEMINATION AGENT	5,000	6,500	1,500
TRUSTEE FEES	5,387	8,083	2,696
ARBITRAGE	750	750	-
TOTAL DEBT ADMINISTRATION	11,137	15,333	4,196
PHYSICAL ENVIRONMENT EXPENDITURES			-
COMPREHENSIVE FIELD SERVICES	15,000	15,000	-
STREETPOLE LIGHTING	89,100	158,000	68,900
ELECTRICITY (IRRIGATION & POND PUMPS)	20,000	15,000	(5,000)
WATER	48,000	48,000	-
LANDSCAPING MAINTENANCE	30,000	285,000	255,000

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LANDSCAPE REPLINISHMENT	-		-
IRRIGATION MAINTENANCE	20,000	20,000	-
POND MAINTENANCE	25,000	21,600	(3,400)
GATE MAINTENANCE	20,000	-	(20,000)
PET WASTE	-	6,000	6,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	200,000	200,000	-
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	467,100	768,600	301,500
TOTAL EXPENDITURES	592,792	895,452	302,661
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
FUND BALANCE - BEGINNING	-	7,634	-
FUND BALANCE - ENDING	\$ -	\$ 7,634	\$ -

STATEMENT 2
NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
FY 2023 ADOPTED O&M ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
TH (30')	186	0.74	137.64	20.69%
TH (26')	136	0.60	81.60	12.27%
50'	248	1.00	248.00	37.28%
60'	165	1.20	198.00	29.76%
Total	735		665.24	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 895,452	
Plus: Early Payment Discount (4.0%)	\$ 38,104	
Plus: County Collection Charges (2.0%)	\$ 19,052	
Total Expenditures - GROSS	\$ 952,609	[a]
Total ERU:	\$ 665.24	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,431.98	[a] / [b]
Total AR / ERU - NET:	\$ 1,346.06	

3. Proposed FY 2023 Allocation of AR (as if all On-Roll) /(a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (30')	186	0.74	\$996	\$185,272	\$1,059.66	\$197,097
TH (26')	136	0.60	\$808	\$109,838	\$859.19	\$116,849
50'	248	1.00	\$1,346	\$333,823	\$1,431.98	\$355,130
60'	165	1.20	\$1,615	\$266,520	\$1,718.37	\$283,532
Total	735			\$895,452		\$952,609

4. FY 2022 Allocation of AR (as if all On-Roll) /(a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
TH (30')	186	0.74	\$752	\$139,798	\$800	\$ 148,722
50'	248	1.00	\$1,016	\$251,889	\$1,081	\$ 267,967
60'	165	1.20	\$1,219	\$201,105	\$1,297	\$ 213,941
Total	599			\$592,792		\$ 630,629

5. Difference between Proposed FY 2023 and FY 2022

Product Type	Units	Gross Increase	% Increase	Inc/mo
TH (30')	186	\$260.08	32.53%	\$21.67
50'	248	\$351.47	32.53%	\$29.29
60'	165	\$421.76	32.53%	\$35.15
Total	599			

STATEMENT 2				
NORTH AR-1				
CONTRACT SUMMARY				
	SERVICE		ANNUAL	
FINANCIAL STATEMENT	PROVIDER	SERVICE	AMOUNT OF	COMMENTS
CATEGORY	(VENDOR)	PROVIDED	CONTRACT	(SCOPE OF SERVICE)
EXPENDITURES ADMINISTRATIVE:				
SUPERVISOR COMPENSATION	NA	NA	4,800	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor
PAYROLL TAXES	NA	NA	367	Amount is for employer taxes related to the payrol calculated at 7.65% Of BOS Payroll
PAYROLL PROCESSING	INNOVATIVE	NA	490	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation
MANAGEMENT CONSULTING SRVS	BREEZE	DISTRICT MGMT.	23,000	The District received Management, Accounting and Assessment services as part of a Management Agreement.
CONSTRUCTION ACCOUNTING SERVICES			4,500	Construction accounting services are provided for the processing of requisitons and funding request for the District.
PLANNING, COORDINATING & CONTRACT SERVICES	NA	COORDINATE SVCS	48,000	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure
ADMINISTRATIVE SERVICES	BREEZE	OFFICE EXPENSES	3,600	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.
BANK FEES	Bank United		300	Fees associated with maintaining the District's bank accounts and the ordering of checks
AUDITING	Debartelemeo	ANNUAL AUDIT	3,200	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.
TRAVEL PER DIEM			250	Reimbursement to Supervisors for meeting travel mileage
INSURANCE (Liability, Property, Casualty, Bridge)	EGIS	INSURANCE	5,822	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS
REGULATORY AND PERMIT FEES	Florida Department of Revenue	ANNUAL FILING FEE	175	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.
LEGAL ADVERTISEMENTS	TIME PUBLISHING	PUBLIC NOTICE	1,500	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation
ENGINEERING SERVICES	STANTEC	DISTRICT ENGINEER	5,500	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.
LEGAL SERVICES	STRALEY & ROBIN	DISTRICT ATTORNEY	7,500	The District's attoney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Superviros and the District Manager
WEBSITE HOSTING			2,015	
ADMINISTRATIVE CONTINGENCY			500	Estimated for items not known and considered in the administrative allocations
EXPENDITURES DEBT ADMINISTRATION:				
DISSEMINATION AGENT			6,500	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.
TRUSTEE FEES			8,083	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee
ARBITRAGE			750	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calcualted by end of July
PHYSICAL ENVIRONMENT				
COMPREHENSIVE FIELD SERVICES			15,000	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.
STREETPOLE LIGHTING			158,000	The District contracts for solar streetlights for the District. It is anticipatred that by the end of FY 2023 there will be 315 streetlights installed
ELECTRICITY (IRRIGATION & POND PUMPS)			15,000	Estimated for electrical services related to the irrigation and pond pumps.
WATER			48,000	Estimated water utility services related to the operations of the District.
LANDSCAPING			285,000	The District will contract for landscape maintenance services of District common areas. The amount appropriated is an estimate for phase 1
IRRIGATION MAINTENANCE			20,000	The Disrict contracts for the repair and maintenance of the District irrigation system

POND MAINTENANCE			21,600	The District will contract for the monthly care and maintenance of the lakes and ponds throughout the District. It is anticipated that 9 ponds will be brought online for service needs
GATE MAINTENANCE			-	There are no gates anticipated for the District
PET WASTE STATION			6,000	It is anticipated that 6 pet waste stations will be installed for FY 2023
CONTINGENCY FOR PHYSICAL ENVIRONMENT			200,000	As needed

STATEMENT 3
NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT
FY 2022-2023 ADOPTED BUDGET
DEBT SERVICE SCHEDULES

	SERIES 2021	SERIES 2021A	TOTAL FY23 BUDGET
REVENUE			
SPECIAL ASSESSMENTS - ON-ROLL - GROSS			
SPECIAL ASSESSMENTS - OFF-ROLL - NET	\$ 757,713	\$ 546,485	\$ 1,304,198
LESS: EARLY PAYMENT DISCOUNT	-	-	-
TOTAL REVENUE	757,713	546,485	1,304,198
EXPENDITURES			
COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
INTEREST EXPENSE			
May 1, 2023	240,694	179,489	420,183
November 1, 2023	237,019	176,996	414,014
PRINCIPAL RETIREMENT			
May 1, 2023	280,000	190,000	470,000
TOTAL EXPENDITURES	757,713	546,485	1,304,198
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT	\$ -	\$ -	\$ -

Table 1. Series 2021 Allocation of Maximum Annual Debt Service (NET MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH (30')	98	0.60	58.8	17.7%	\$134,004	\$1,367
50'	201	1.00	201.0	60.4%	\$458,075	\$2,279
60'	61	1.20	73.2	22.0%	\$166,821	\$2,735
Total	360		333.0	100.0%	758,900	

Table 2. Series 2021A Allocation of Maximum Annual Debt Service (NET MADS)

LOT WIDTH	LOTS	ERU	Total ERU	% ERU	TOTAL ASSMTS	ASSMT / LOT
TH (26')	375	0.60	225.0	100.0%	\$551,366	\$1,470
Total	375		225.0	100.0%	-	